



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

August 23, 2016

Charmaine Henderson  
1320 Pasadena Drive  
Los Osos, CA 93402

Jeff Edwards  
PO Box 6070  
Los Osos, CA 93412

Frederik Novy  
698 Santa Lucia Ave.  
Los Osos, CA 93402

Re: **FREDERICK G. NOVY**  
**County File Number: DRC2015-00092**

We have received a request for hearing on the above referenced project. The hearing will be held on, **September 2, 2016 at 9:00 a.m.** in the Board of Supervisors Chambers, County Government Center, 1055 Monterey Street Room D170 San Luis Obispo, California. At the hearing all interested persons may express their views for or against, or to change the proposed project. A copy of the hearing request(s) is enclosed.

If you have any questions please contact, **Project Manager, Brandi Cummings**, in the San Luis Obispo County Department of Planning and Building, County Government Center, San Luis Obispo, California 93408. (805) 781-1006

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Retana".

NICOLE RETANA, SECRETARY  
PLANNING DEPARTMENT HEARINGS

cc: Brandi Cummings, Project Manager/File

August 22, 2016

SLO COUNTY  
PLANNING/BUILDING  
DEPT

2016 AUG 22 PM 1:55

Brandi Cummings, Planning Manager  
San Luis Obispo County Department of Planning and Building  
976 Osos Street, Room 200  
San Luis Obispo, CA 93408

Subject: County File Number: DRC2015-0092  
APN(s): 038-732-016 & 017  
Request for Minor Use Permit  
At 1325 Pasadena Drive, Los Osos

Dear Ms. Cummings:

I am writing to request a hearing concerning the residence to be built on the vacant lot at 1325 Pasadena Drive in Los Osos, APN(s): 038-732-016 & 017.

At this time, two documents have been obtained from the Planning and Building Department which state that **no new building** can take place on vacant lots until the following projects are completed;

- 1) the Los Osos Groundwater Basin Plan is approved and shown to be effective
- 2) the vacant lot owners are assessed for fees for sewer connections and
- 3) a Community-Wide Habitat Conservation Plan or HCP is incorporated into the Los Osos Community Plan.

A period of five years has been assigned by the county to the Los Osos Groundwater Basin Plan in order to show that the plan is implemented and shown to be effective. This assumes that the area will receive sufficient rainfall to fill the basin allowing rainwater to filter through the land to fill the aquifer. Since California, including the Central Coast Region, is experiencing an ongoing drought, it seems quite possible that the rainfall needed to fill the water retention basin to prove its effectiveness could take more than five years, perhaps ten or twenty years, dependent on the rain!

Sewer assessments may take the longest time to implement considering that a vote is required and must be passed by all vacant lot owners.

In addition, the county has proposed that the Los Osos Community Plan and the HCP are approximately 1½ years from local approval. This timeline assumes that neither committee will have questions regarding the plans, however, modifications may be requested thus delaying the approval beyond 1½ years. A timeline of three to four years seems more possible as shown by past behavior in our small town.

A minor use permit will expire in five years if no work has started on the project. Since the water retention plan may take five years or more to prove that it is effective, why is the county considering this application for a minor use permit at this time? Isn't the process of approving the minor use permit moot for this project taking into consideration that all three projects (effective

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water retention basin, sewer assessment, and approved HCP) must be in place before a building permit can be issued?

At the previous planning hearing on June 17, the following items were presented for discussion and subsequently dismissed; 1) do not permit the variance from the street set back and use the string method for the end of the building, 2) do not permit the variance from the bay set back, 3) reduce the size of the house so that the square footage is in the middle of the range of house sizes and not one of the largest, 4) align the garage location with neighboring garages, 5) add public access at the side of the subject property, and 6) preserve the view to the bay front by restricting fencing and vegetation. We would appreciate the county to reconsider these requests.

We appreciate the opportunity to present our concerns to the Planning & Building Dept. and request that the minor use permit be denied until the aforementioned projects are approved and that the water basin plan has been implemented and found effective. The filing of the application for a minor use permit seems premature in light of the projects that demand approval by the town.

Yours truly,



Charmaine Henderson  
1320 Pasadena Drive  
Los Osos, CA 93402

Enclosures:

FAQ-Vacant Lots in Los Osos, Department of Planning and Building  
Chapter 7: Planning Area Standards (especially pp 7-1 to 7-4)

## Nicole Retana

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**To:** gwassel@calpoly.edu  
**Cc:** Brandi Cummings  
**Subject:** RE: Novy Project DRC2015-00092

Mr. Wassel

We have received your request for hearing on **FREDERICK G. NOVY (DRC2015-00092)**. The hearing will be held on September 2, 2016 at 9:00am.

The FINAL agenda will be available online at <http://www.slocounty.ca.gov/planning/meetings.htm?> tomorrow, **Tuesday, August 30, 2016**, close of business.

If you have any questions please feel free to contact the Project Manager, Brandi Cummings at (805) 781-1006 or myself at the number below.

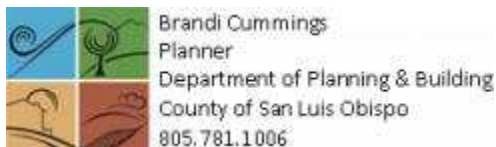
Thank you,

Nicole Retana, Secretary  
County of San Luis Obispo  
Planning and Building Department

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**From:** Brandi Cummings  
**Sent:** Friday, August 26, 2016 4:56 PM  
**To:** Nicole Retana <nretana@co.slo.ca.us>  
**Subject:** Fw: Novy Project DRC2015-00092

Another hearing request for Novy.



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**From:** Gus Wassel <[gwassel@calpoly.edu](mailto:gwassel@calpoly.edu)>  
**Sent:** Friday, August 26, 2016 12:33 PM  
**To:** Brandi Cummings  
**Cc:** Denker Stephani; Henderson Charmaine; Tiber Anne; Seligson Joyce; Lehmkuhl Dick; Carmody Roger; Denker Lisa  
**Subject:** Novy Project DRC2015-00092

August 26, 2016  
1290 Pasadena Drive  
Baywood Park, CA 93402

Brandi Cummings, Project Manager  
San Luis Obispo County Department of Planning and Building  
976 Osos Street, Room 200

San Luis Obispo, CA 93408

Subject: Land Use permit for 1325 Pasadena Drive,  
Building Permit County File Number: DRC2015-0092  
APN(s): 038-732-016 & 017

Dear Ms. Cummings:

I would like to request a public hearing on this matter.

I support and join in the concern of my neighbors regarding the residence proposed to be built on the property at 1325 Pasadena Drive in Baywood Park (mailing address Los Osos). My home is located diagonally across the street from the subject property.

I and my neighbors have responsibly complied with building restrictions for our area. If respect is to be maintained, it is important that our community and community leaders support existing restrictions.

The requirement of a 75-foot setback from the wetlands should be maintained. I support my neighbors who front on the bay in that desire.

In keeping with the majority of the area homes I support maintaining the restriction of a 25-foot setback from the road so that the view of those accessing adjacent properties will not be restricted.

In our area we will very soon be required to connect to the new sewer system and decommission our septic tank system. An exception should not be made for the subject property.

Your sincere consideration of my concerns is appreciated.

Gustav N. Wassel